

2012 Council Study Issue

CDD 12-10 Consideration of Non-residential Parking Requirements

Lead Department Community Development

History **1 year ago** None **2 years ago** None

1. What are the key elements of the issue? What precipitated it?

Concerns have been raised that the commercial and office parking standards of the zoning code are too restrictive (require too much parking), and that properties with long-standing uses cannot feasibly meet current zoning code parking requirements. Parking standards are typically determined by the area of the use; for instance, a free-standing general office use would require one space per 225 square feet of space. Only off-street parking is counted towards required parking requirements.

The intent of parking standards is to capture the majority of successful uses within a specific category of use. While less successful or demanding uses may need fewer spaces, more demanding uses in the same building may require more parking. There is a further challenge to determine appropriate parking requirements for new developments where the initial use may have less demand for parking than would potential future uses. Standards are meant to apply to current and future businesses since it is difficult to add parking years after a property is developed. Over time, the character of the use may change (e.g. banks used to have higher peak periods on thursday and Friday evenings- which is not the case given today's use of electronic banking).

This study would complete a comprehensive review of parking standards for commercial and a variety of office uses. Current planning data, other city approaches, sampling of existing parking conditions in the city, standards for mixed-use commercial projects, and public and business input will be used in reviewing and considering potential parking standards. The goal is to balance the needs of the business community with the goal of providing parking necessary for current and future tenants of property.

2. How does this relate to the General Plan or existing City Policy?

Goal LT-1 Coordinated Land Use Planning — Protect and sustain a high quality of life in Sunnyvale by participating in coordinated land use and transportation planning in the Region.

Policy HE-6.2 Promote neighborhood vitality by providing adequate community facilities, infrastructure, landscaping and open space, parking, and public health and safety within new and existing neighborhoods.

3. Origin of issue

Council Member(s) Spitaleri, Moylan

4. Staff effort required to conduct study Major

Briefly explain the level of staff effort required

Parking studies of existing properties will be required, which will be staff intensive. The research and data collecting for parking standards is significant, as is the public and business outreach necessary to complete this effort.

5. Multiple Year Project? No Planned Completion Year 2012

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No
 Does this issue require review by a Board/Commission? Yes
 If so, which? Planning Commission
 Is a Council Study Session anticipated? No

7. Briefly explain if a budget modification will be required to study this issue

Amount of budget modification required

Explanation

8. Briefly explain potential costs of implementing study results, note estimated capital and operating costs, as well as estimated revenue/savings, include dollar amounts

Are there costs of implementation? No

Explanation

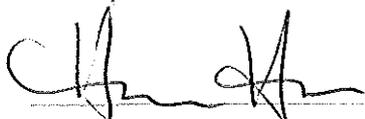
9. Staff Recommendation

Staff Recommendation Support

If 'Support', 'Drop' or 'Defer', explain

The Sunnyvale parking requirements for non-residential uses have not been overhauled in many years, and current needs may have changed, or community standards may have adjusted over the years. Completing this study would clean up the parking requirements and provide more current standards more in line with other cities and business needs.

Reviewed by



Department Director

12/5/11

Date

Approved by



City Manager

12/6/11

Date